

**Bountiful City**  
**Administrative Committee Minutes**  
**November 26, 2012**  
**5:00 P.M.**

Present: Chairman – Aric Jensen; Committee Members - John Marc Knight and Lloyd Cheney;  
Assistant Planner – Scott Holtry, and Recording Secretary - Darlene Baetz

Excused: Assistant Planner – Julie Anderson

1. Chairman Jensen opened the meeting at 5:03 pm and all present introduced themselves.
2. Consider approval of minutes for October 29, 2012.

Mr. Cheney made a motion to approve the minutes for October 29, 2012 as written. Mr. Knight seconded the motion. Voting was 3-0 in favor.

3. **PUBLIC HEARING** - Consider a Conditional Use Permit to allow for solar panels at 24 W. 1100 S., Craige Olson, applicant.

Mrs. Cathy Olsen, owner and Cammy Staker, Operations Manager of Sunlight Solar were present. Scott Holtry presented the staff report.

The applicant's home is in a Residential Single-Family R-4 zone. Solar power panels are classified in the City Ordinance as "private power plants" and require a conditional use permit if they are over 10 Watts. Applicant confirms that 12 (250 watt), 40" x 66", solar panels will be installed on the roof. The solar panels will be installed parallel with the pitch of the roof and will be south-facing. The solar panels will be installed over the garage section of the home. The panels will be installed by a private contractor, Sunlight Solar. The angle of reflectivity of the panels is not foreseen to create a nuisance to surrounding properties.

Based on the findings, staff finds that the applicant would comply with requirements for the conditional use permit. Staff recommends approval for the Conditional Use Permit with the following conditions:

1. Applicant obtains a building permit.
2. System is set up in accordance with Bountiful City Power requirements.
3. This Conditional Use Permit is just for this site and configuration and is not transferable.

Chairman Jensen opened and closed the Public Hearing without any comments.

Committee and Ms. Staker discussed the aesthetics of the solar panels, the weight load and truss size of the home and the height of the brackets for the panels.

Mr. Knight made a motion to approve the Conditional Use Permit for solar panels at 24 West

1100 South, Craige and Cathy Olson, applicants as recommended by staff. Mr. Cheney seconded the motion. Voting passed 3-0 in favor.

4. Consider approval of a Conditional Use Permit letter, in written form, for a Commercial Pawn Shop at 135 S. 500 W., Dee Whittington, applicant.

Mr. Knight made a motion to approve the Conditional Use Permit letter, in written form, for a Commercial Pawn Shop at 135 S. 500 W., Dee Whittington, applicant, as written. Mr. Cheney seconded the motion. Voting passed 3-0 in favor.

5. Consider approval of a Conditional Use Permit letter, in written form, for an Accessory Dwelling Unit at 935 E. 1150 N., Jean Kuhn, applicant.

Mr. Knight made a motion to approve the Conditional Use Permit letter, in written form, for an Accessory Dwelling Unit at 935 E. 1150 N., Jean Kuhn, applicant, with the condition that the second unit cannot be advertised as a rental unit upon selling the property. Mr. Cheney seconded the motion. Voting passed 3-0 in favor.

6. Consider approval of a Conditional Use Permit letter, in written form, for the expansion of a non-conforming structure at 146 E. 200 N., Troy Hendricks, applicant.

A Conditional Use Permit letter was not needed for this item.

7. Chairman Jensen ascertained there were no other items to discuss. The meeting was adjourned at 5:13 pm.